

As a resident that lives directly opposite the site of the proposed development with my young family, I'd like to add to my original objections by responding to a few of the points raised in the report and make some additional points.

Previous application on the site

- A previous planning application on the same site, to turn the land behind the car wash into an overflow carpark was refused in 2020 on the grounds that it would spoil the public green space (Danby Play Park). This spoiling of the green space will be even more prominent with this new proposal, and it would be inconsistent for the council to now approve a more intensive development on the same site.

Lack of due process

- Since the planning application was submitted, a food outlet started operating on at the site without submitting a planning application or notifying local residents. The owner of the food outlet was told to use our home address by the landlord in his advertisements, despite the land being in a different post code. The food outlet has now been told to cease trading by the council. We're concerned that this exhibits a track record by the owner of the land to skip due process and proper procedure, and we're worried that they will not carry out the conditions of planning if approved.

Lighting, security and operating hours

- Responding to concerns of increased crime in the area, the report claims that it is satisfied the owner will be able to secure the site. However good lighting is often one of the most effective security measures, so it is likely the development will contribute to light pollution through the night.
- While operating hours have been conditioned for, car rental businesses often have a 24-hour car drop off service, so it is likely that the site will contribute to noise pollution at unsociable hours.

Traffic

- The report does not mention that the queue for the car wash often backs up into the main Ipswich Road. The new car rental business will compound this, making road conditions more dangerous for young families living opposite, wanting to cross into Danby Play Park.

Biodiversity, sustainability, and flooding

- The council should be promoting sustainable travel such as cycle lanes and public transport. Approving another vehicle rental business will add traffic in and around Norwich and contradicts the city's sustainability goals.
- The report states that despite the removal of local biodiversity, the proposal will have improved landscaping value. Landscaping is not the same as biodiversity, and removing the grassland will reduce connectivity for local wildlife in the area. The report claims that proposed development has a neutral impact on the natural environment, but through the removal of trees and grassland, this can't be correct. Furthermore, the report only

recommends high diversity landscaping and does not condition for it.

- The report accepts that the Ipswich Road area is prone to surface water flooding but claims the grasscrete material that will be used for the proposed car part will mitigate this. The grasscrete will not be better at mitigating flooding than the existing grassland and will need to be regularly maintained. The car park spaces opposite the site are made of grasscrete and almost no grass is growing there.

I urge the committee to reject the application. It does not serve the local community, will contribute to the degradation of our local environment and green spaces, when sites such as Danby Play Park are still waiting for promised repairs, and is conflicting against Norwich's sustainability aspirations.